128.A	0001	0301.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	486,000	/	486,000
USE VALUE:	486,000	/	486,000
ASSESSED:	486,000	/	486,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 301

Owner 1:	MAHONEY LAURA M
Owner 2:	
Owner 3:	
Street 1:	119 BURLINGTON ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	CERRATO PATRICIA A -
Owner 2:	-
Street 1:	1 SCHOOL STREET #301
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1100 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	486,000			486,000
Total Card	0.000	486,000			486,000
Total Parcel	0.000	486,000			486,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.82 | /Parcel: 441.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.A-0001-0301.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	486,000	0	.		486,000		Year end	12/23/2021
2021	102	FV	479,100	0	.		479,100		Year End Roll	12/10/2020
2020	102	FV	465,400	0	.		465,400	465,400	Year End Roll	12/18/2019
2019	102	FV	424,400	0	.		424,400	424,400	Year End Roll	1/3/2019
2018	102	FV	350,400	0	.		350,400	350,400	Year End Roll	12/20/2017
2017	102	FV	325,800	0	.		325,800	325,800	Year End Roll	1/3/2017
2016	102	FV	413,500	0	.		413,500	413,500	Year End	1/4/2016
2015	102	FV	333,600	0	.		333,600	333,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERRATO PATRICI	64802-183		1/15/2015	Convenience	1	No	No		
CERRATO RICHARD	54821-511		6/14/2010	Estate/Div	1	No	No		
SNOW SANDRA JEA	50359-495		11/16/2007		358,000	No	No		
SNOW SANDRA JEA	43251-296		7/9/2004	Family		No	No		
	14987-523		4/1/1983		83,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2003	126	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2019	Mail Update	MM	Mary M
11/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6043																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	10:05:33

LAST REV

Date	Time
07/31/19	14:48:46

mmcmakin

PAT ACCT. 10088

User Acct: 137266
GIS Ref:
GIS Ref:
Insp Date: 11/13/17

!10088!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	137266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	2 - 2nd Floor
% Own:	2.051000118
Name:	28 - 6043

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.04545450
Const Adj.:	1.10301948
Adj $ / SQ:	374.776
Other Features:	37885
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643698
Depreciation:	157706
Depreciated Total:	485992

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	535.93
Special Features:	0	Val/Su Net:	441.82
Final Total:	486000	Val/Su SzAd	441.82

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,100	374.780	412,254

Net Sketched Area:	1,100		Total:	412,254	
Size Ad	1100	Gross Area	1100	FinArea	1100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.A-0001-0301.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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